



City of Carmel

CARMEL PLAN COMMISSION AGENDA

February 17, 2004

7:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

1h. Docket No. 195-03 PP (#03120011): Schaffer Subdivision (*WAIVERS ONLY*)

The applicant seeks to plat a 54-lot subdivision on 41 acres +/- . The applicant also seeks the following subdivision waivers:

195-03a SW (#04010008) SCO 6.3.15 street curvature

195-03b SW (#04010009) SCO 6.4.1 block length

The site is located at the northwest corner 131st St/West Rd. The site is zoned S-1/Residence-Estate.

Filed by Jeff Douglass of Insight Engineering for Pittman Partners..

2h. Docket No. 04010002 DP/ADLS - Mike's Express Carwash

The applicant seeks to construct a new carwash facility. The site is located at 1250 S Range Line Road. The site is zoned I-1/Industrial.

Filed by Charlie Frankenberger of Nelson & Frankenberger.

3h. Docket No. 04010001 Z; Dunkerly Property - Rezone

The applicant seeks to rezone approximately 2.4 acres from R-1/Residence to B-2/Business (with restricted uses). The site is located at the northwest corner of Guilford Rd and 116th St.

Filed by Joseph Calderon of Ice Miller on behalf Mr.& Mrs. Dunkerly.

**4h. Docket Nos. 04010006 PP Amend and 04010006 SP:
Lassiter Place Subdivision**

The applicant seeks to add real estate to an existing plat of 2 lots. The site is located at the 1100 Block of N Rohrer Rd. The site is zoned R-1/Residence.
Filed by Bob Dominguez of Benchmark Land Services.

**5h. Docket No. 150-02b OA:
Amendments to the Carmel/Clay Zoning Ordinance – Patch #4**

The petitioner seeks to add new provisions to and make several corrective amendments to the Zoning Ordinance.
Filed by the Department of Community Services.

**6h. Docket No. 04010027 OA:
Proposed Chapter 23F: Range Line Road /Carmel Drive Overlay Zone**

The petitioner seeks to add new provisions regarding development standards for properties along portions of Range Line Road and Carmel Drive to the Zoning Ordinance.
Filed by the Department of Community Services.

**7h. Docket No. 144-03 OA (#03090022): (WITHDRAWN)
Amend Section 25.11: Architectural Design Review**

~~The petitioner seeks to add new provisions regarding residential dwellings to the Zoning Ordinance.
Filed by the Department of Community Services.~~

**8h. Docket No. 04020004 OA
Amend Sections 6.03.19, 6.03.24, and 6.03.25: Alley & Frontage Place**

The petitioner seeks to add amend sections of the Subdivision Control Ordinance regarding.
Filed by the Department of Community Services

I. Old Business:

1i. Docket No. 119-03 PP (#03080005) Freiburger-Mitchel Farms - Primary Plat

The applicant seeks approval for a 3-lot subdivision.. The site is located at the southwest corner of 141st Street and Spring Mill Road. The site is zoned S-1 /Residence Very Low Intensity.

Filed by Allan Weihe at Weihe Engineers on behalf of J.R. Freiburger.

**2i. Docket No. 164-03 DP/ADLS (#030100016);
Tom Wood Subaru**

The applicant seeks to construct a new auto sales building. The site is located at 3230 E 96th Street. The site is zoned B-3/Business.

Filed by Lawrence Lawhead of Barnes & Thornburg.

3i. Docket No. 188-03 PP (#03120002):

Chateaux de Moulin - Primary Plat

The applicant seeks to plat a 6-lot subdivision. The applicant also seeks the following subdivision waivers:

188-03a SW (#03120005) SCO 6.3.7 cul-de-sac length

188-03b SW (#03120006) SCO 6.3.20 private street

188-03c SW (#03120032) SCO 6.3.3 stub street

The site is located west of 116th Street & Spring Mill Road. The site is zoned S-2. Filed by Joseph Calderon of Ice Miller for Campbell Development 2, LLC.

4i. Docket No. 189-03 PP (#03120003):

Carlson Corner Subdivision

The applicant seeks to plat a 4-lot subdivision. The site is located at the SE corner 141st St/Towne Rd. The site is zoned S-1/Residence-Estate.

Filed by Craig Carlson of The 4 C Group.

5i. Docket No. 193-03 DP/ADLS (#03120009)

Park Northwestern Lot 13A (Starbucks)

The applicant seeks to construct a new commercial building. The site is located at the southwest corner of Michigan Rd & Northwestern Dr. The site is zoned I-1/Industrial within the US 421/Michigan Rd Overlay Zone.

Filed by Trent Newport of Crossroad Engineers.

6i. Docket No. 194-03 Z (#03120010)

Miller Property - Rezone

The applicant seeks to rezone 3 acres from S-1/Residence to B-5 (*as Amended*). The site is located at 11411 N Michigan Road.

Filed by David Warshauer, attorney, for Margaret M. Miller Living Trust.

7i. Docket No. 196-03 PP Amend; (#03120012);

Heather Knoll Subdivision

The applicant is requesting approval of an amended Primary Plat to allow 79 lots on 39.587 acres +/- . The site is located northwest of 141st St and Towne Rd. The site is zoned S-1/Residence - Very Low Intensity. The petitioner also seeks approval of the following Subdivision Waiver:

196-03a SW (#03120013) *SCO 7.1* subdivision base density

Filed by Dennis Olmstead of Stoeppelwerth & Assoc. for Pittman Partners.

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J. New Business:

1j. Docket No. 198-03 ADLS (#03120015)

Greyhound Commons, Phase II - ADLS

The applicant seeks approval build a restaurant building. The site is located at the southwest corner of Greyhound Pass and E. 146th Street. The site is zoned PUD-Planned Unit Development.

Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for Kite Greyhound, LLC.

K. Adjournment